

DATE: 04/20/21

R E S O L U T I O N

No. 005

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 04/05/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Black Wolf in accordance with the petition of Keith & Amber Schneider and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use Plan.

NOW, THEREFORE, the County Board of Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the TOWN OF Black Wolf, be and the same, are amended to provide that the attached described property be changed from the classification of **B-2 (Community Business)** of said ordinance, which it now and heretofore had, to the zoned district of **R-1 (Rural Residential)**.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby **ADOPTED** OR **DENIED**.

County Board Supervisor
(Town of Black Wolf)

PARCEL NO: **004-0288-01-02**; FROM **B-2** TO **R-1**

COUNTY DISCLAIMER:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS _____ DAY OF _____, 2021.

Jon Doemel

County Board Supervisory district **32 - Keller**



Winnebago County
Zoning Department
The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MARCH 5, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Thomas Vrhovnik - Town Zoning Change (Tax ID No: 004-0497-03) – Town of Black Wolf.

The town zoning change for Thomas Vrhovnik is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land use as Agricultural & Rural and Environmental.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

2. Thomas & Patti Fenner - Town Zoning Change (Tax ID No: 004-0434-02) – Town of Black Wolf.

The town zoning change for Thomas & Patti Fenner is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from R-1 (Rural Residential) to A-2 (General Agriculture) and Winnebago County's future land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

3. Rodney & Paula Measure - Town Zoning Change (Tax ID No: 004-0175-01) – Town of Black Wolf.

The town zoning change for Rodney & Paula Measure is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land use as Residential and Environmental.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

4. Kenneth Kreiter - Town Zoning Change (Tax ID No: 004-0144-02) – Town of Black Wolf.

The town zoning change for Kenneth Kreiter is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future land use plan which, incorporates the City of Oshkosh' future land use plan, shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

5. Keith & Amber Schneider - Town Zoning Change (Tax ID No: 004-0288-01-02) – Town of Black Wolf.

The town zoning change for Keith & Amber Schneider is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from B-2 (Community Business) to R-1 (Rural Residential) and Winnebago County's future land use plan which, incorporates the City of Oshkosh' future land use plan, shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

6. Joshua & Carly Parker - Town Zoning Change (Tax ID No: 004-0505-02) – Town of Black Wolf.

The town zoning change for Joshua & Carly Parker is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

7. John Willeford - Town Zoning Change (Tax ID No: 004-0196-06-01) – Town of Black Wolf.

The town zoning change for John Willeford is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

8. Town of Clayton - Town Zoning Change (Tax ID No: 006-0340-03) – Town of Clayton.

The town zoning change for Town of Clayton is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agriculture) to P-1 (Public Institutional) and Winnebago County's future land use plan shows future land use as Non-Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

9. Luke & Ashley Herriges - Town Zoning Change (Tax ID Nos: 006-0040-07-01, 006-0040-07-02, 006-0040-07-03, 006-0040-07-04) – Town of Clayton.

The town zoning change for Luke & Ashley Herriges is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agriculture) to RR (Rural Residential) and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0



Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902
Office: (920) 688-1404 info@townofblackwolf.com

*B-2 (Community Business)
to R-1 (Rural Residential)
FLU: Residential
(City of Oshkosh)*

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Keith and Amber Schneider
 Address of Owner: 4780 Cty Rd R
Oshkosh, WI 54902
2. Name of Applicant: (Same)
 Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable): That portion of Lot 2, CSM #7521 that is not zoned R-1.

4. Tax Parcel Number (if existing parcel): 004-0288-01-02

5. Section: 18 Town: 17 N Range: 17 E

6. Existing Zoning: B-2 Name of District: Community Business

7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved Denied

9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.

➤ A strip of land 11.63 feet wide was purchased from an adjoining property to accomodate a drive way.

➤ The small strip of land is zoned B-1

➤ A zoning change is required to avoid dual zoning on the same parcel.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on August 5, 2019, and that all required notices were posted and/or mailed as required by local ordinance.

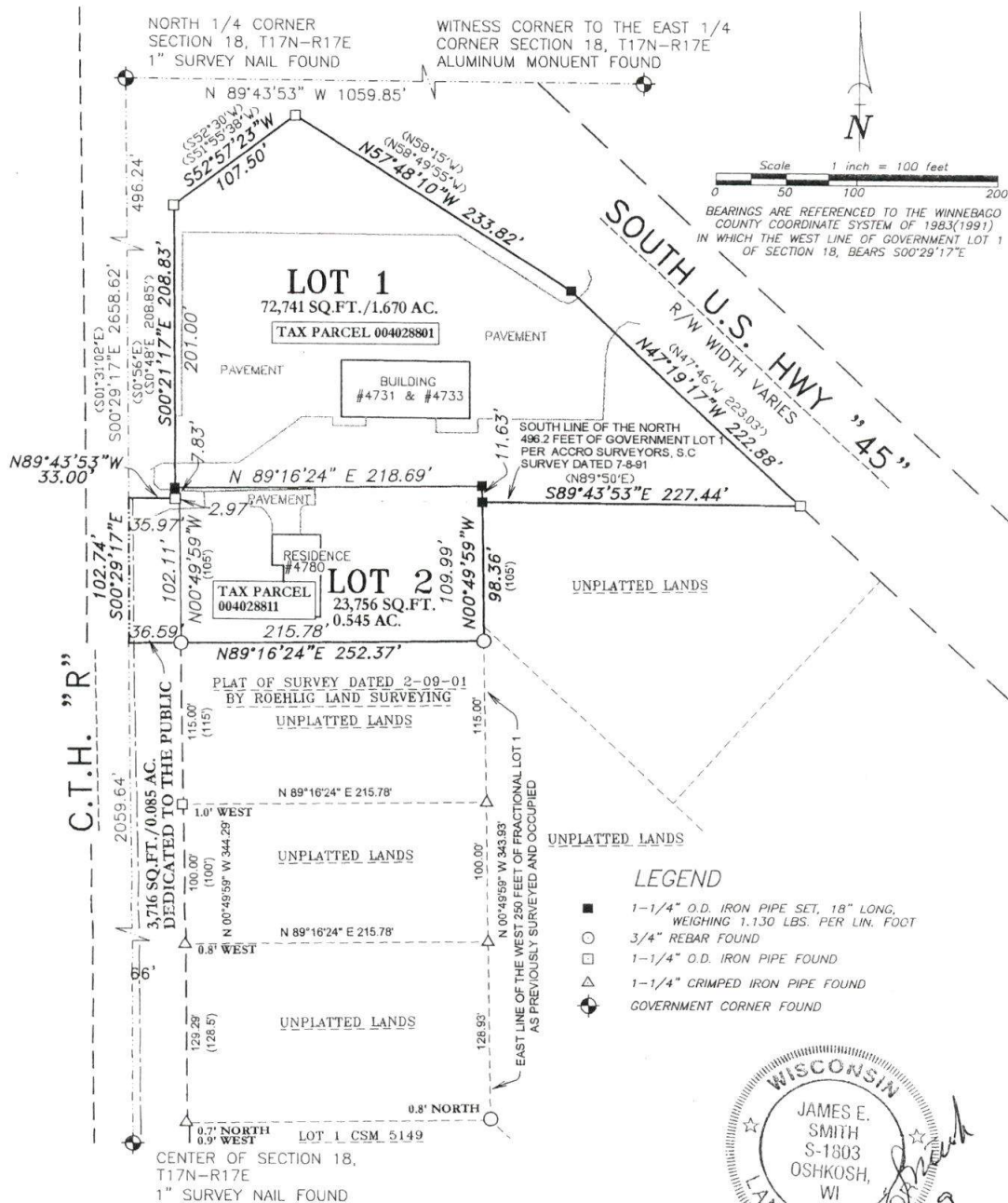
Thomas Verstegen
Thomas G. Verstegen

Date: 2/8/2021

CERTIFIED SURVEY MAP NO. 7521

PART OF GOVERNMENT LOT 1, IN SECTION 18,
TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF
BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
JOHN TOTH
2531 N. 89TH STREET
WAUWATOSA, WI 53226

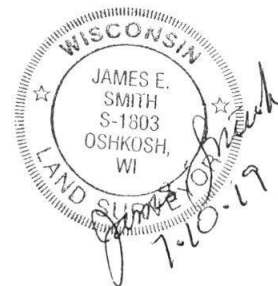


Martenson & Eisele, Inc.



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Omro, WI 54963
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P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture



PROJECT NO. 0-2372-001
FILE 2372001CSM SHEET 1 OF 4
This instrument was drafted by: DSL

Black Wolf Town Zoning Site Map



2/10/2021, 9:13:52 AM

District Code / Description

- A-1 - Agri-Business
- A-2 - General Farming
- R-1 - Rural Residential (Non-Subdivided)

- R-2 - Suburban Residential (Subdivided)
- R-3 - Two Family Residential
- R-4 - Multiple-Family Residential (Sewered)
- R-5 - Planned Residential (Sewered)
- MH-1 - Mobile Home (Subdivided, Sewered)
- B-1 - Local Service
- B-2 - Community Business
- B-3 - General Business

